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*Established 1986*

*Independent Estate Agents and Valuers*



**24 Cedar Court, Rye Street, Bishop's Stortford, Hertfordshire, CM23  
2HB  
Guide price £325,000**

SHARE OF THE FREEHOLD - A very spacious two bedroom TOP FLOOR APARTMENT with electric heating & double glazing. With accommodation approaching 900SQFT, the property features a huge open plan living area including fitted kitchen, two double bedrooms and a bathroom. There is an allocated parking space and there are various spaces for visitors. The remaining lease term is approximately 989 years on an original 999 year lease.

Cedar Court is located within easy walking distance of Bishop's Stortford town centre & railway station, with links to both London Liverpool Street & Cambridge. The town has many eateries, coffee shops & supermarkets to offer. The M11 motorway is also within easy reach. Opposite is the newly constructed Grange Paddocks Leisure Centre. The paddocks are perfect for long walks along the River Stort.

EPC Band C. The Council tax band is C.

### **Communal Entrance Door**

Stairs leading to the first floor. Private door to:

### **Entrance Hall**

18'7" x 6'7" (5.672 x 2.013)

Private front door leads to large entrance hall with doors to all rooms. Wall mounted electric Haverland heater with radiator cover. Wall mounted entryphone system, electric fusebox and door to airing cupboard housing hot water tank.



### **Huge L-Shaped Open Plan Living Area**

29'3" max x 17'7" max (8.92m max x 5.36m max)

Bright and airy open plan living space with fitted kitchen, dining and sitting areas;



### **Fitted Kitchen**

16'9" x 12'5" max (5.12m x 3.80m max)

Fitted with a range of wall and base units including a full height larder cupboard, integrated fridge/freezer, electric oven with hob and extractor over, dishwasher and space for a washing machine. Two double glazed windows to the side.



### Sitting/Dining Area

12'1" + window recess x 17'7" (3.69m + window recess x 5.36m)

With two double glazed windows to the side and wall mounted electric haverland heater.



### Bedroom One

13'10" max x 10'0" max (4.24m max x 3.06m max)

Impressive double bedroom with double glazed window to the side, wall mounted electric haverland heater and built in wardrobe.





### **Bedroom Two**

9'1" x 9'0" (2.770 x 2.755)

Double glazed window to the side, fitted wardrobes and wall mounted electric Haverland heater.



### **Bathroom**

10'4" max x 5'8" max (3.17m max x 1.73m max)

Fitted with a white suite comprising of low level WC with concealed cistern, bath with mixer tap & Mira electric power shower above with additional waterfall showerhead. Vanity unit with in built sink & adjacent cupboards. Fully tiled walls, heated chrome towel rail.



### **Allocated Parking Space & Visitor Parking**

There is one allocated parking space located in the car park, which is numbered 24. There are various spaces for visitors which can be used with a permit from the management company.

### **Communal Grounds**

Cedar Court is managed by excellent local managing agents Virtus. The grounds are kept in excellent condition and the driveway and parking areas have recently been tarmacked.



### **Lease Information**

All of the owners have a share of the freehold. We have been advised that there are 989 years remaining on a 999 year lease. There is zero ground rent. The service charge for 2024/25 is £2273.28.

### **LOCAL INFORMATION**

Essential information on transport links, shops, hospitals & doctors plus schools with their contact details & performance ratings is available on our website: [www.lednor.co.uk](http://www.lednor.co.uk)

Find the property you are interested in and then select premium brochure.

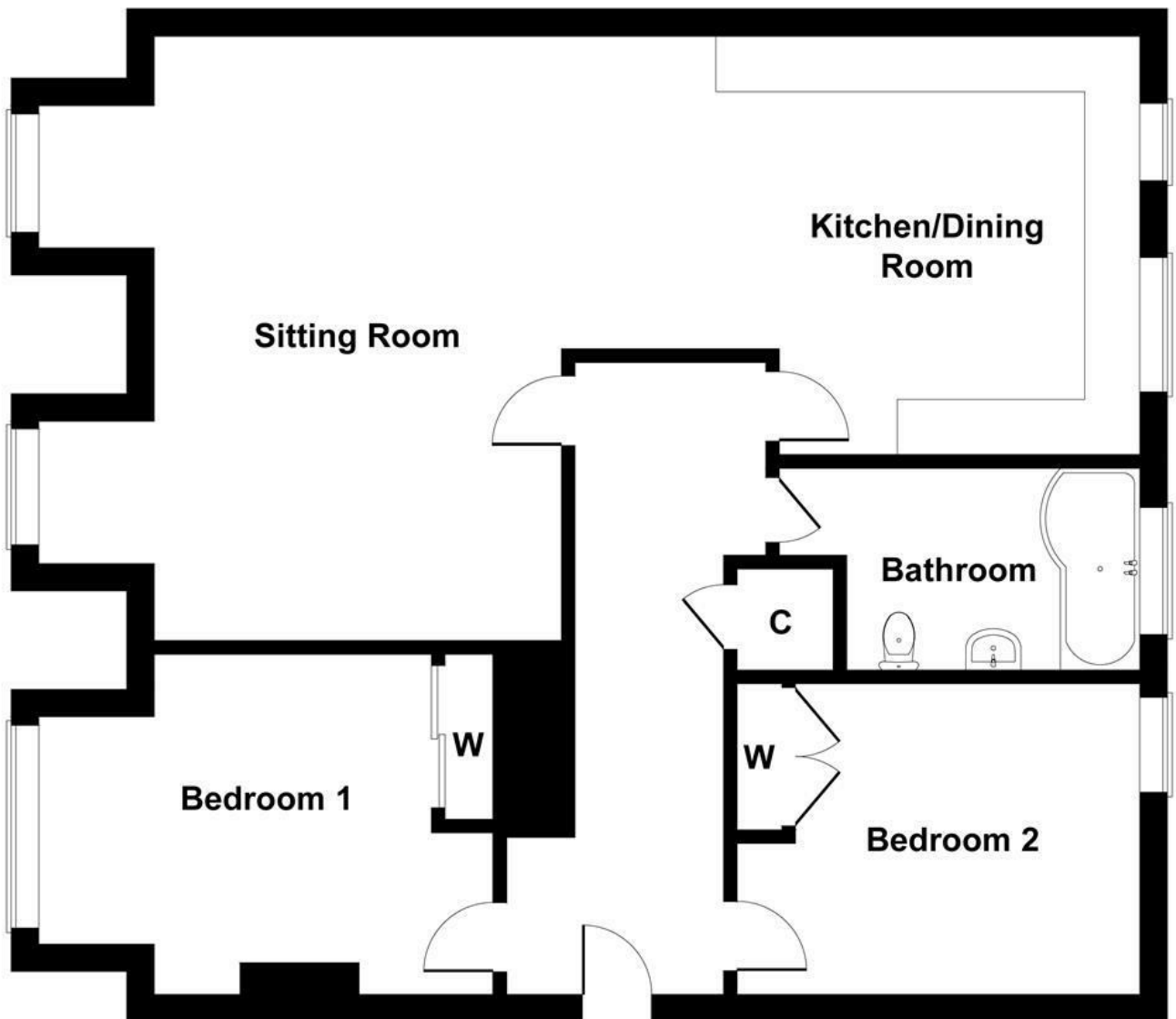
In this brochure you will find larger photographs, floor plan, Energy Performance Certificate and loads of useful information about the area that the property is located.

### **FINANCIAL SERVICES**

Through our mortgage broker Mark Jackson of M.D.Jackson Financial Services, we are able to offer independent mortgage advice with no obligation. Mark is also independent for all protection needs allowing him to review your life assurance and critical illness policies so that he can ensure that you have the most suitable cover. He can be contacted on 01799 542699. Please feel free to call him for any advice or quotations required. Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. M.D.Jackson Financial Services are directly authorised by the Financial Conduct Authority no. 300773

### **Disclaimer**

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out survey, not tested the services, appliances or specific fittings and any mention of such items does not imply that they are in working order. Room sizes are approximate and should not be relied upon for carpets and furnishings. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. Any stated plot size is intended merely as a guide and has not been officially measured or verified. We have not checked the legal documents to verify the freehold/leasehold status of the property and purchaser is advised to obtain clarification from their solicitor or surveyor. MONEY LAUNDERING REGULATIONS 2003. Intending purchaser will be asked to produce identification documents and we would ask for your co-operation in order that there be no delay in agreeing the sale.



Not to Scale. Produced by The Plan Portal 2025  
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